

04/30/07

SHEET 1 OF 3 SHEETS

## TRACT NO. 060511

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF  
THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 11 WEST, S.B.B.M.,  
SHOWN AS PARCEL 1 ON LICENSED SURVEYORS MAP FILED IN BOOK 27, PAGE 15, OF  
RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TENTATIVE MAP EXPIRES - FEBRUARY 1, 2008

BRANDON M. HAHN L.S. 7582

28 LOTS

10.00 ACRES

20071038443

APR 30 2007

FILED  
AT REQUEST OF OWNER  
Western Pacific Housing  
52 MIN 02  
PAST

IN BOOK 1332  
AT PAGE 8-10  
OF MAPS  
LOS ANGELES COUNTY, CA.

Registrar-Recorder/County Clerk  
By Jim Malay  
Deputy

FEE \$ 14-

D.A. FEE Code 20 \$ 2.00

## OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY GRANT AND DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE HEREBY GRANT AND DEDICATE TO THE CITY OF PALMDALE FOR PUBLIC USE, ALL SANITARY SEWER AND STORM DRAINS AND APPURTENANT STRUCTURES WITHIN AND WITHOUT SAID SUBDIVISION CONSTRUCTED AS A PART OF THE IMPROVEMENTS THEREOF, INCLUDING THE RIGHT TO MAINTAIN THE IMPROVEMENTS AND MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

WE FURTHER STATE THAT WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

WE HEREBY DEDICATE THE RIGHT TO ABANDON DIRECT VEHICULAR INGRESS AND EGRESS FROM ALL LOTS ABUTTING AVENUE R AND 40TH STREET EAST. IF ANY PORTION OF SAID STREETS WITHIN OR ADJACENT TO THIS SUBDIVISION ARE VACATED, SUCH VACATION TERMINATES THE ABOVE RESTRICTED ACCESS DEDICATION AS TO THE PART VACATED.

WE HEREBY GRANT AND DEDICATE TO THE CITY OF PALMDALE THE EASEMENT FOR LANDSCAPE PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAINTAIN THE IMPROVEMENTS AND MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

WESTERN PACIFIC HOUSING INC., A DELAWARE CORPORATION, (OWNER)

Brent Reed  
BRENT REED, VICE PRESIDENT

Thomas W. Comber  
THOMAS W. COMBER, VICE PRESIDENT

## ACKNOWLEDGMENT

STATE OF California S.S.  
COUNTY OF Los Angeles

ON March 5, 2007 BEFORE ME, Christina A. Ciesla,  
A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED,  
Brent Reed, Thomas W. Comber,  
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Christina A. Ciesla  
NAME: Christina A. Ciesla, Commission # 1626261  
PRINCIPAL PLACE OF BUSINESS: Los Angeles County  
MY COMMISSION EXPIRES: Dec. 30, 2009

## SIGNATURE OMISSIONS NOTE:

THE SIGNATURE OF THE PARTY NAMED HEREINAFTER AS OWNER OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a) (3)(A)(I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

1. THE COUNTY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED FEBRUARY 26, 1936 IN BOOK 14091 PAGE 137, OFFICIAL RECORDS.
2. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLES, NECESSARY GUYS AND ANCHORS, CROSSARMS, WIRES AND OTHER FIXTURES AND APPLIANCES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED JUNE 6, 1951 AS INSTRUMENT NO. 2220 IN BOOK 36470, PAGE 403; JULY 30, 1959 AS INSTRUMENT NO. 5422 AND FEBRUARY 25, 1986 AS INSTRUMENT NO. 86-242504, ALL OF OFFICIAL RECORDS.
3. THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED MARCH 24, 1978 AS INSTRUMENT NO. 78-308078 OF OFFICIAL RECORDS.

THE SIGNATURE OF THE OWNER(S) OR INTEREST SET FORTH BELOW, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(c) OF THE SUBDIVISION MAP ACT.

1. FRANCES M. PALMER, OWNER OF OIL, GAS AND HYDROCARBON SUBSTANCES PER DOCUMENT RECORDED DECEMBER 1, 1959 IN BOOK 17106, PAGE 143 OF OFFICIAL RECORDS.
2. SAM H. PRESTON AND MARY C. PRESTON OWNER OF OIL, GAS AND OTHER HYDROCARBON SUBSTANCES RIGHTS PER DOCUMENT RECORDED APRIL 7, 1948 IN BOOK 26867, PAGE 126 OF OFFICIAL RECORDS.
3. THERESA F. MASSIE OWNER OF OIL, GAS AND HYDROCARBON SUBSTANCES PER DOCUMENT RECORDED APRIL 30, 1980 AS INSTRUMENT NO. 80-433766 OF OFFICIAL RECORDS.

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF WESTERN PACIFIC HOUSING, ON SEPTEMBER 1, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS FINAL MAP, CONSISTING OF 3 SHEETS, IS A TRUE AND COMPLETE SURVEY AS SHOWN; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED AND THAT TIE-NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE ENGINEER WITHIN TWENTY FOUR MONTHS FROM THE FILING DATE SHOWN HEREON.

Brandon M. Hahn  
BRANDON M. HAHN LS 7582  
EXPIRES 12-31-07

3/02/07  
DATE



## CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF APPLICABLE STATE LAW AND SUBDIVISION ORDINANCES OF THE CITY OF PALMDALE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

Michael J. Mischel  
MICHAEL J. MISCHEL, L7758  
CITY SURVEYOR - CITY OF PALMDALE  
REG. EXPIRES 12-31-2007

3/21/07  
DATE



## CITY CLERK'S STATEMENT

I, VICTORIA L. HANCOCK, CITY CLERK OF THE CITY OF PALMDALE, DO HEREBY STATE THAT THIS MAP WAS PRESENTED FOR APPROVAL TO THE PALMDALE CITY COUNCIL AT A REGULAR MEETING THEREOF, HELD ON THE 21ST DAY OF MARCH, 2007, AND THAT THEREUPON SAID COUNCIL DID, BY AN ORDER DULY PASSED AND ENTERED, APPROVE SAID MAP, AND ACCEPTED ON BEHALF OF THE PUBLIC, THE STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP SUBJECT TO IMPROVEMENT. SAID COUNCIL DID ALSO ACCEPT THE DEDICATION TO THE CITY OF PALMDALE OF THE RIGHT TO ABANDON DIRECT VEHICULAR INGRESS AND EGRESS RIGHTS AS OFFERED. SAID COUNCIL DID ALSO ACCEPT THE DEDICATION TO THE CITY OF PALMDALE THE FOLLOWING: THE EASEMENT FOR LANDSCAPE PURPOSES DESIGNATED ON SAID MAP AND FOR ALL USES INCIDENT THERETO.

3-26-07  
DATE

Victoria L. Hancock  
VICTORIA L. HANCOCK, CMC  
CITY CLERK, CITY OF PALMDALE

## SPECIAL ASSESSMENTS STATEMENT

I HEREBY STATE THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THIS JURISDICTION OF THE CITY OF PALMDALE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

Victoria L. Hancock  
VICTORIA HANCOCK, CMC  
CITY CLERK, CITY OF PALMDALE

## SOILS REPORT

IN ACCORDANCE WITH THE PROVISION OF SECTION 66434.5 OF THE SUBDIVISION MAP ACT, A SOILS REPORT WAS PREPARED BY TOM HAUSER, CCL ENGINEERING, DATED SEPTEMBER 25, 2006 AND IS ON FILE IN THE OFFICE OF THE CITY ENGINEER.

## BASIS OF BEARINGS

THE BEARINGS HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 11 WEST, SAN BERNARDINO MERIDIAN. SAID LINE HAVING A BEARING OF N87°32'28"W AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 188, PAGE 84, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

## MONUMENT NOTE:

SPIKE AND WASHER (TAGGED LS 7582) WILL BE SET AT ALL STREET INTERSECTIONS, BEGINNINGS OF CURVES, ENDS OF CURVES.

2" I.P. (TAGGED LS 7582) WILL BE SET AS SHOWN ON TRACT MAP, FLUSH LEAD & TACK TO BE SET ON CURB, AT ALL LOT LINE PROLONGATIONS

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

[Signature] DATE 4-19-07



1332/9

SCALE: 1"=80'

SHEET 2 OF 3 SHEETS

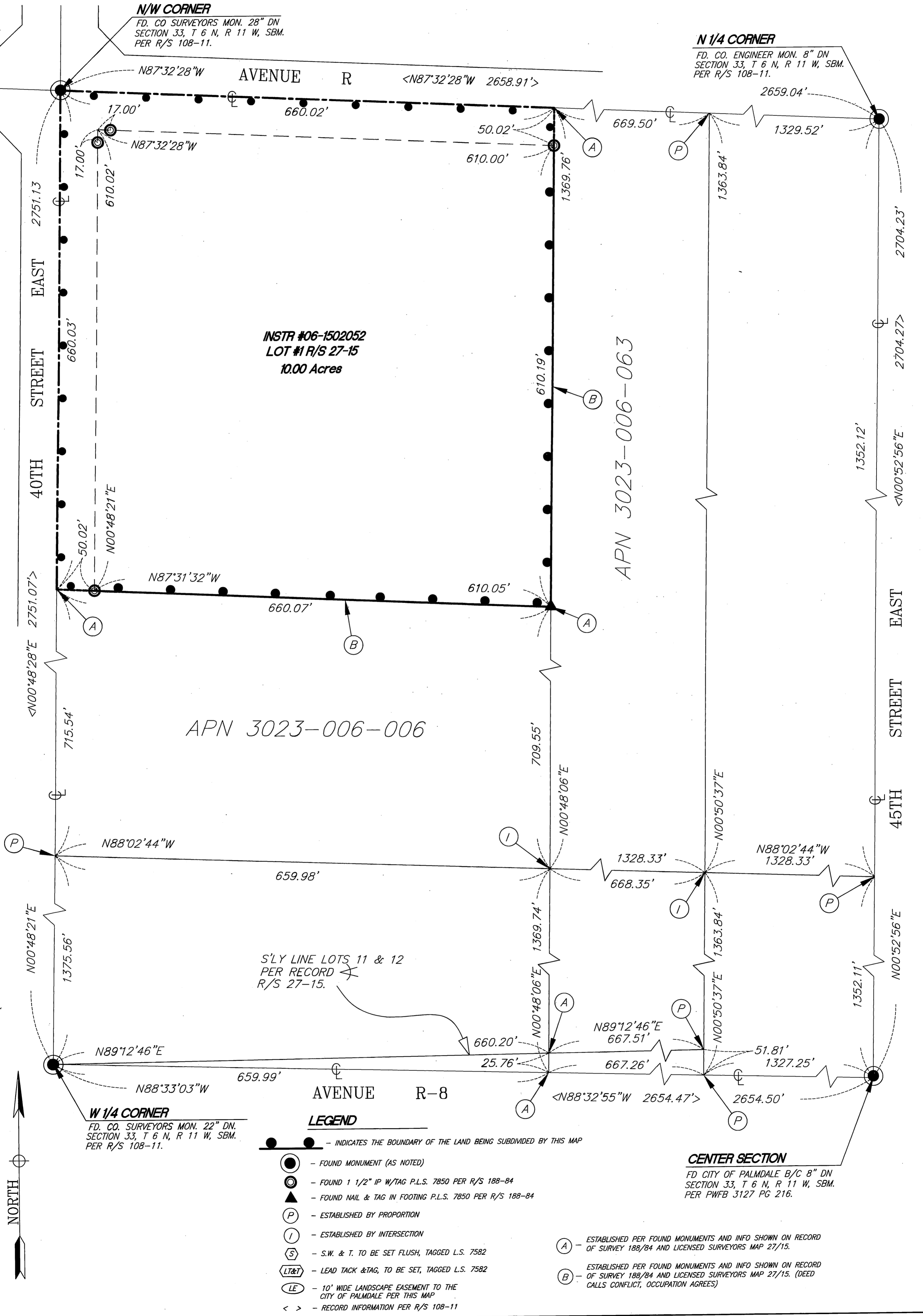
# TRACT NO. 060511

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA  
BRANDON M. HAHN L.S. 7582

28 LOTS

## INDEX MAP

10.00 ACRES



SCALE: 1"=50'

SHEET 3 OF 3 SHEETS

## TRACT NO. 060511

IN THE CITY OF PALMDALE, COUNTY OF LOS ANGELES,  
STATE OF CALIFORNIA  
BRANDON M. HAHN LS 7582

28 LOTS

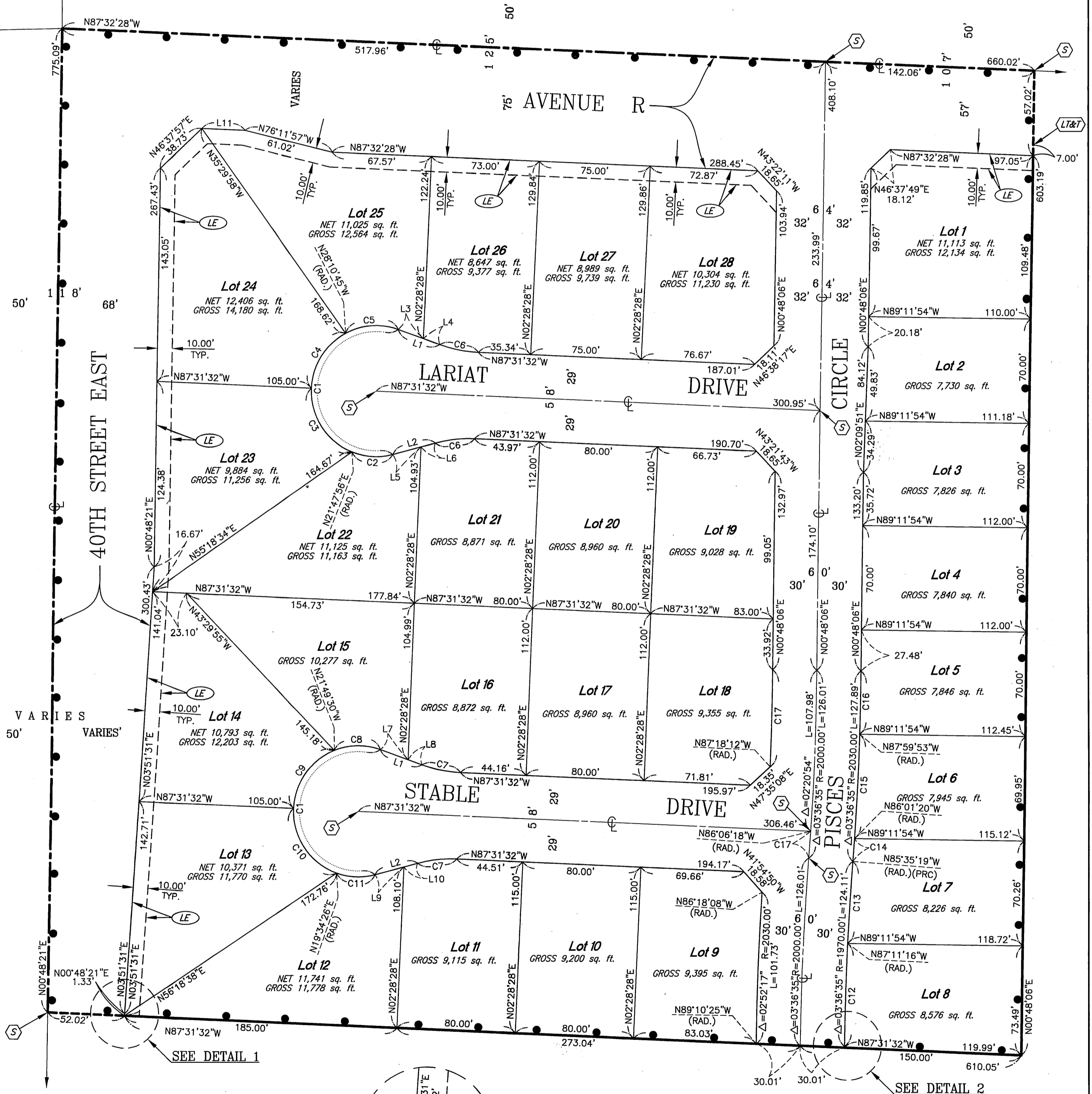
10.00 ACRES

NORTH

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ 20,850.00 HAS BEEN FILED WITH THE CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO./PARCEL MAP NO. 00571 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY *[Signature]* DATE 4-19-07  
DEPUTY



CURVE TABLE

|     | DELTA      | RADIUS   | LENGTH  |
|-----|------------|----------|---------|
| C1  | 214°46'50" | 44.00'   | 164.93' |
| C2  | 36°42'53"  | 44.00'   | 28.19'  |
| C3  | 70°40'32"  | 44.00'   | 54.27'  |
| C4  | 59°20'47"  | 44.00'   | 45.57'  |
| C5  | 48°02'38"  | 44.00'   | 36.90'  |
| C6  | 17°23'25"  | 88.00'   | 26.71'  |
| C7  | 17°23'25"  | 88.00'   | 26.71'  |
| C8  | 41°41'23"  | 44.00'   | 32.01'  |
| C9  | 65°42'02"  | 44.00'   | 50.45'  |
| C10 | 72°54'02"  | 44.00'   | 55.98'  |
| C11 | 34°29'23"  | 44.00'   | 26.49'  |
| C12 | 02°00'38"  | 1970.00' | 69.13'  |
| C13 | 01°35'57"  | 1970.00' | 54.99'  |
| C14 | 00°26'01"  | 2030.00' | 15.36'  |
| C15 | 01°58'33"  | 2030.00' | 70.00'  |
| C16 | 01°12'01"  | 2030.00' | 42.52'  |
| C17 | 01°53'42"  | 1970.00' | 65.15'  |

LINE TABLE

|     | BEARING     | RADIUS |
|-----|-------------|--------|
| L1  | N70°08'07"W | 30.00' |
| L2  | N75°05'03"E | 30.00' |
| L3  | N70°08'07"W | 18.09' |
| L4  | N70°08'07"W | 11.91' |
| L5  | N75°05'03"E | 19.81' |
| L6  | N75°05'03"E | 10.19' |
| L7  | N70°08'07"W | 20.00' |
| L8  | N70°08'07"W | 9.99'  |
| L9  | N75°05'03"E | 20.37' |
| L10 | N75°05'03"E | 9.62'  |
| L11 | N87°32'28"E | 29.21' |

DETAIL 1  
NOT TO SCALEDETAIL 2  
NOT TO SCALE

LEGEND

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- (S) — S.W. & T. TO BE SET FLUSH, TAGGED L.S. 7582
- (LT&T) — LEAD TACK & TAG, TO BE SET, TAGGED L.S. 7582
- (LE) — 10' WIDE LANDSCAPE EASEMENT TO THE CITY OF PALMDALE PER THIS MAP